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## 200, 9908 FRANKLIN AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Fort McMurray, Alberta

**Listing ID:**  
27582


**MLS ID:**  
A2036326

**\$15**



 **SUSAN LORE**  
 (780) 714-1060

 **COLDWELL BANKER UNITED**  
 780-714-5050

 200, 9908 Franklin Avenue , Fort McMurray , Alberta T9H 2K5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 761	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> CBD1	<b>Subdivision</b> Downtown
<b>Building Type</b> Office Building	<b>Year Built</b> 1968	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 616AO
<b>Building Area (Sq. Ft.)</b> 1258.70	<b>Building Area (Sq. M.)</b> 116.94	<b>Lot Size (Sq. Ft.)</b> 6500
<b>Lot Size (Acres)</b> 0.15	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

DEVELOPED OFFICE SPACE FOR LEASE. FLEXIBLE LEASE OPTIONS, SIZES AND VERY AFFORDABLE RATES. The Professional Building features 3 levels, a 15000 SF multi-tenant office centre with an open concept foyer. Suites can be combined on the 2nd floor for larger contiguous spaces. Prominently located fronting Franklin Avenue. Current Tenants include a law firm, an accountant and professional office uses. Flexible size options and fully built-out spaces are available for immediate occupancy. Tenant improvements are negotiable. "All in" Operating Costs are \$12.19 and include utilities, taxes, professional management, snow removal and more. Located directly across from the RMWB and Provincial Building, with close proximity to numerous retail centres, Peter Pond Mall, hotels, and close to the new Kiyam Community Park, the developing Arts Centre and the famous MacDonald Island Park. Supported by surrounding medium and high-density residential development. The Bustling Downtown area appeals to a wide range of residents including long-time Fort McMurray residents, trendy urbanites, young couples, families, and students. 16.8 km from the airport and quick access to Highway 63. The Professional Centre is the perfect location for your business. Lease premises are demisable and landlord improvements such as floor plan revisions and cosmetic upgrades are negotiable. Terms dependent. SELLER OFFERING 6 MONTHS BASE RENT FREE ON 5-YEAR TERM.

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